

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 10, 1970

Appeal No. 10261 George Earle Cash and Mary C. Cook, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Arthur B. Hatton dissenting, the following Order of the Board was entered at the meeting of December 16, 1970.

EFFECTIVE DATE OF ORDER - December 21, 1970

ORDERED:

That the appeal for variance from the provisions of Section 7201.3 to permit waiver of one off-street parking space for conversion of single family home into rooming house at 1719 18th Street, N.W., lot 129, Square 153 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The subject property is presently being used as a single family dwelling with three (3) stories and basement above ground.
3. Appellant proposes to convert the subject property to a rooming house.
4. Appellant also requested a waiver of one (1) off street parking space.
5. Appellant alleged that the house overall is too large for a single family dwelling. Appellant also alleged that the subject property will have eight (8) bedrooms.
6. Opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations

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and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
PATRICK E. KELLY  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.